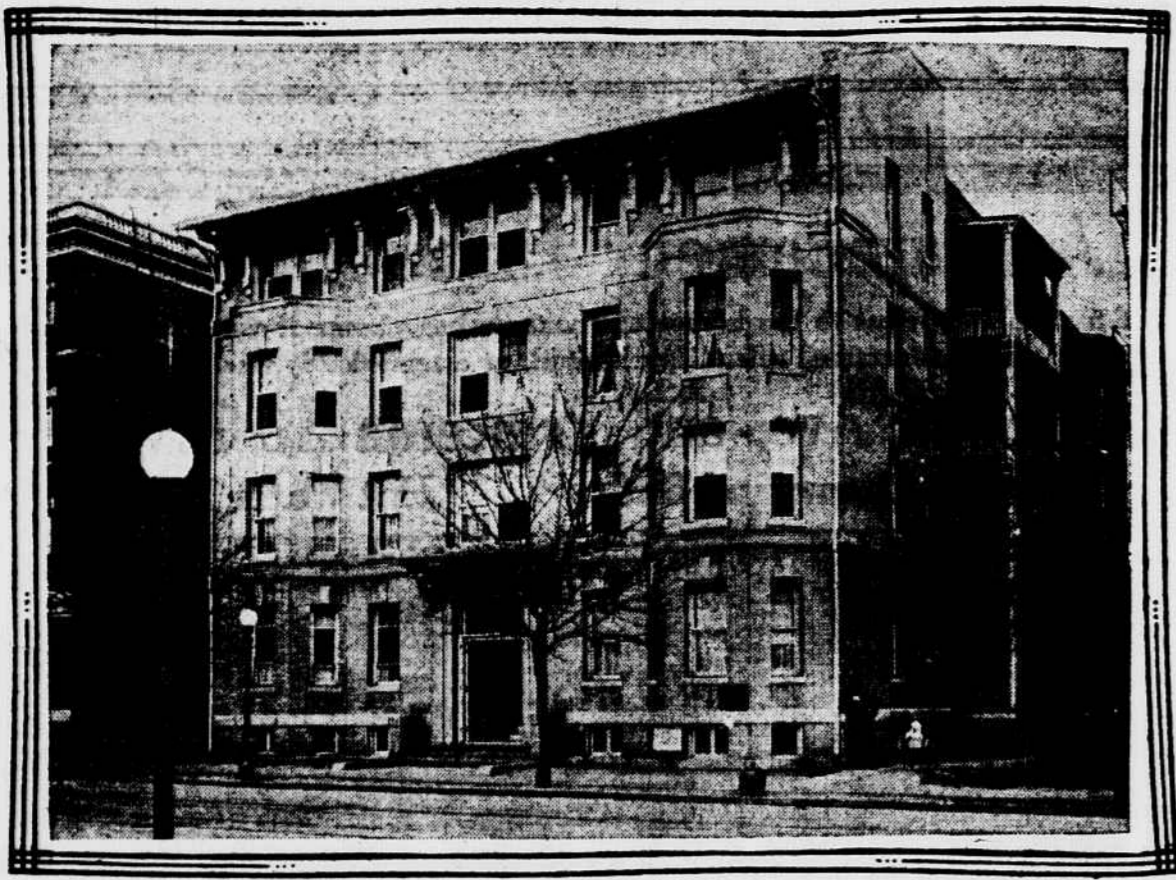


BLOOMFIELD APARTMENT BRINGS \$65,000.



FOUR-STORY BUILDING AT 3149 MOUNT PLEASANT STREET SOLD BY GARDINER & DENT, INC., FOR BERTHA L. SCHAPER TO ANDREW C. SHANNON.

A. C. SHANNON BUYS BLOOMFIELD APARTMENT

Pays \$65,000 for Building on Mount Pleasant Street.

The sale of the Bloomfield apartment, at 3149 Mount Pleasant street northwest, for Bertha L. Schaper was reported today by Gardner & Dent, Inc. It is a four-story detached building containing sixteen apartments, which occupies a lot about seventy feet wide by a depth of more than 100 feet. The property produces an annual rental of about \$7,000, it is stated. The consideration was \$65,000.

The purchaser, Andrew C. Shannon, gave in exchange as part payment for the lot and five houses in Barcroft, Va., and the difference in cash. A. C. Shannon & Co. represented Mr. Shannon in the transaction.

Gardner & Dent, Inc., also report the sale of premises 1635 Vermont avenue for Edward M. Dulin to Margaret E. Hauke. It is a two-family apartment producing an annual rental of \$600. The consideration was said to have been \$5,000. They have sold for Bates Warren to W. C. Funk a two-story brick residence, 720 Morton place, the price being \$3,350.

Edward M. Dulin has sold through the same office the two-story apartment No. 1717 8th street northwest. The purchaser's name is being withheld. The consideration was \$4,000. Fred W. Gleaser has purchased through the same firm 716-18 Morton street northwest, two-story brick houses, at \$3,250 each.

BIG LOAN RECORDED.

Trust of \$600,000 Is Placed on Scottish Rite Temple.

A trust of \$600,000 on the Scottish Rite Temple at 16th and S streets northwest was recorded during the past week. A deed of trust for that amount was given by the Supreme Council of the Scottish Rite order to the National Savings and Trust Company to secure a loan of \$400,000 made by the American Security and Trust Company, which is renewed, and new loans of \$100,000 each made by the Washington Loan and Trust Company and the National Savings and Trust Company.

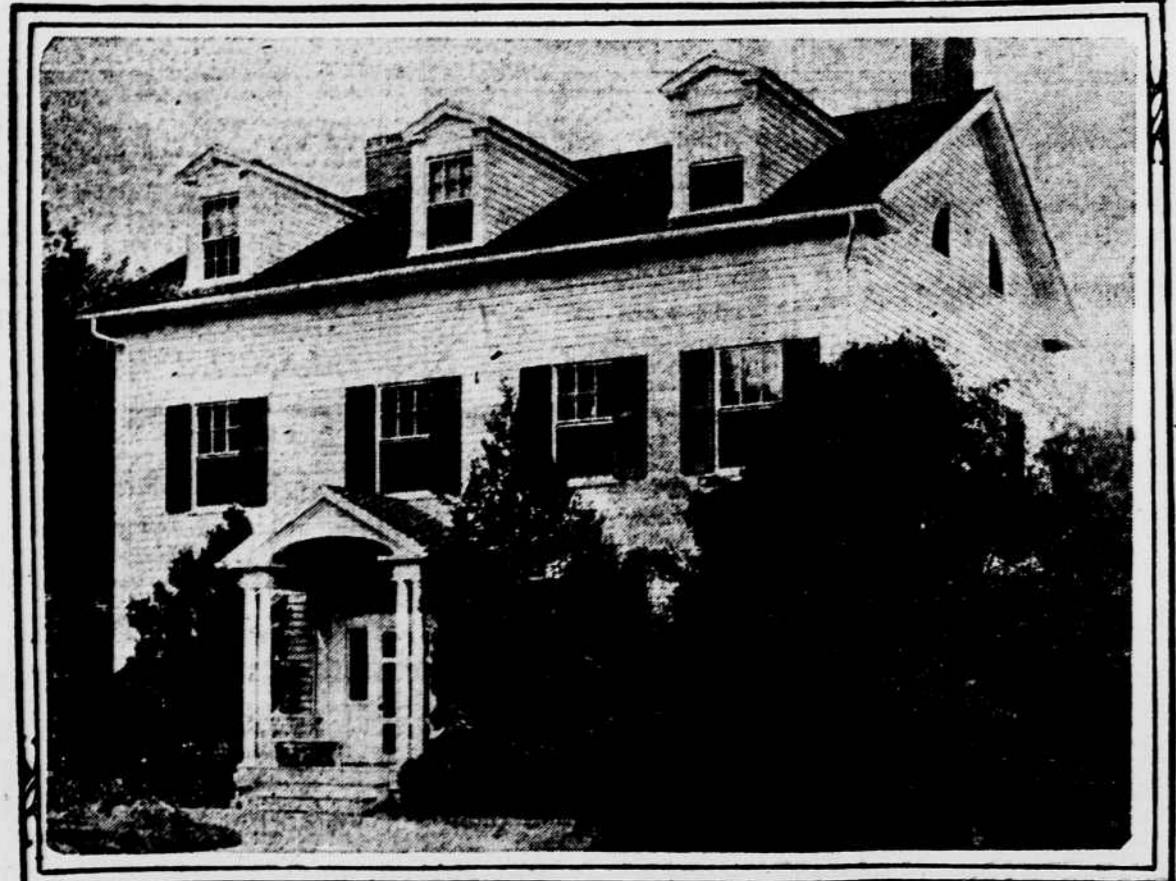
The loan bears interest at the rate of 6 per cent per annum. It is one of the largest that have been recorded in this city for several months.

WALTER BUYS APARTMENT.

Acquires Property at 15th and N Streets From Joseph J. Moebis.

A two-story apartment at the northeast corner of 15th and N streets northwest has been purchased from Joseph J. Moebis by Frank Walter for a consideration reported to have been about \$35,000. The building, which was erected by Mr. Moebis, contains eight suites of rooms. The sale was negotiated by Alex. Britton Brown & Co.

NAVAL OFFICER PURCHASES CHEVY CHASE, MD., HOME.



Commander Horace G. Macfarland, U. S. N., has acquired the residence of John L. Weaver, president of the Real Estate Brokers' Association of Washington, located at the northeast corner of the intersection of Brookville road and Kirk street, Chevy Chase, Md. The house, which is of frame construction and of the colonial type of architecture, occupies a lot about one acre in size. The consideration is reported to have been in the neighborhood of \$25,000. The sale was negotiated by Thomas J. Fisher & Co., Inc., in connection with Weaver Brothers.

SEVENTH STREET IS WITNESSING BUILDING ACTIVITY

Thousands of Dollars Spent in Improving Business Establishments—Larger and Better Stores Provided.

Announcement was made during the past week that Robert E. Burks contemplates the erection of a four-story business structure on property at the northeast corner of 7th and L streets northwest, which he recently acquired from Clarence F. Norment for a consideration of \$21,500. The property was the site of an old building which collapsed in a wind storm about a year and a half ago. It has a frontage of forty feet on 7th street and fronts eighty feet on L street.

On no business thoroughfare in Washington has there been as much building during the last two years as has been the case on that portion of 7th street lying between Pennsylvania avenue and L street. Several new stores have been built, while a number of mercantile establishments have been enlarged by the erection of extensive additions. There has been considerable remodeling and modernizing of buildings along the street.

This activity indicates those conversant with business conditions that trade along 7th street has not been affected by the "flourish" movement which has been in progress for some time past. New buildings, the erection of additions, remodeling of fronts and modernizing of interiors do not come with stagnation of business, but with growth which demands that the old establishments be improved with a view of attracting new trade, and that the sums of money are expended for larger and better quarters. Such expenditures only indicate that they are justified.

Beginning at Pennsylvania avenue the first extensive improvement made along 7th street during the past two years was the 15th and 16th street, northwest. This house occupies a lot having a frontage of about seventy-five feet.

Mr. Moebis has not yet definitely decided upon the plans for the proposed 15th street apartment, but it is probable that it will be of rough texture brick construction, with stone trimming. An electric elevator will be installed. The operation will involve a total expenditure of about \$125,000, it is stated.

FIRM REPORTS ACTIVITY.

Stone & Fairfax, Inc., Have Found Realty Business Brisk.

Real estate activity that "seemed like old times" has been experienced by Stone & Fairfax, Incorporated, real estate brokers, during the past month, according to a statement made by Charles P. Stone, president of the firm, today. Sales involving a total of more than \$250,000 worth of property have been negotiated by the firm, he said. Many inquiries for property have come from persons not residents of this city.

The properties sold through the firm included four places in the business section, several high-class residences and a number of small houses and unimproved lots.

"It is gratifying to know that persons with money to invest are putting it in income-producing real estate," said Mr. Stone today.

New Architecture Foreseen.

The task of the architect soon will be a greater one, according to Augustin Rey, in an address made before the French Society of Civil Engineers. According to Mr. Rey, architects will aid in the battle against tuberculosis by planning tenements and other structures so that every nook and corner shall receive its share of the sun's rays for the greatest number of hours daily.

The present system of small apartments must go, he says, and make room for smaller and more airy dwellings. Cities should be so planned that the direction of all the streets shall correspond to the sun's daily course in the heavens in order that the inhabitants may receive the maximum of light, light being the greatest microbe killer in existence.

The present nickname of Paris, "The City of Light," should be that of all towns," says this French architect, "which care for the health of their inhabitants."

A SEALED SKYSCRAPER.

Novel New York Structure Is 78 Per Cent Glass.

From the Cleveland Leader. New York's latest wonder in the building line is a sealed skyscraper which is 78 per cent glass, yet not a window in this entire structure of twelve stories can be opened. The building is as tight as a drum, the glass walls being set in steel frame-work. However, there is ventilation in plenty, as a new ventilating system supplies an abundance of fresh air at an even temperature the year round. In cold weather the fresh air sucked in from without is heated; in summer it is cooled. In all seasons of the year the air is carefully purified and therefore free from disease germs.

By means of the unique ventilating system air is drawn through a special duct on the second floor, because at this altitude has been found to be less impure than at greater heights. The air passes through a shower chamber, where the impurities are washed out of it after the manner of rain. Then it is forced into another chamber, where it is sucked through the blindingly fine mesh of a high-pressure shower of water. The air, thus purified and vitalized, passes through cooling chambers into a main duct, the which reaches to the top of the building. The duct is divided into two sections, wedge-shaped, one above the other. The fresh air is sucked through the wedge, the base of which is above the roof of the building, where powerful fans operated by motors are installed for this purpose. On each floor of the building there are ducts which guide the fresh air into the interior under regulated pressure. The impure air is sucked out under the ceiling through ducts which create a draft, while the impure air developed within the building rises to the ceiling and is sucked out through the use of windows, which let in draft, noise and dirt.

PREDICTS 'PERFECT CITY'

Writer Says Washington Is Brilliant Example of Proper Planning.

City planning is the big progressive movement in real estate today, says Paul A. Harach in the National Real Estate Journal. It widens the field in which we operate. It lifts us from the ranks of mere subdivision operators to reality efficiency experts. It dignifies our profession, and yet without sacrifice of our profits. It teaches us to build for the future and so establish the future of our building, and we will be blind indeed if we ignore the opportunity it offers us, and many of us will be poorer, much poorer.

City planning is merely looking forward. We cannot take our present-day cities and attempt to rectify the mistakes of their early building and develop them along set and conventional lines into show places for the nations. Napoleon III did this in Paris, violently, arbitrarily and at a terrific cost—a cost which the French nation is feeling today. Never before in the history of the world, as far as we have any records, was such a thing attempted and probably never will it be again. Certainly we have no desire, in such a wholesale fashion, to attempt to correct our municipal mistakes.

Exceptions Prove Rule.

Washington, of course, is a brilliant example of what a nation can do along this line, and, after a lapse of many years, we shall no doubt have in our Capital city the most magnificent exhibition of perfect city planning in existence. There are exceptions, however, which only prove the rule. What we can do, however, is to study our cities, the forces that are molding them, the strength and direction of the different currents of population, and are developing its districts.

We can marshal these forces and work with them and so guide the character of these developments that the city will build up harmoniously and establish for itself for all time maximum realty values, which are equally important to the citizen and to the real estate dealer.

Blind Errors Costly.

Costly errors are easily made when we undertake blindly and without proper consideration the building up of our cities, and unfortunately these costly errors are nearly always borne by future generations and not by the men and women who make the blunders. This is often true in residence development than in the business districts, since the latter, on account of great values and heavy investments, are more likely to demand the study of experts and to be developed along practical, scientific and economical lines.

For example, let us take a hypothetical subdivision of, say, 100 acres. It could be very easy—indeed, it has often been done—to plot this in such wise as to devote a third or more of its total area to streets and alleys. What does this mean? Simply that during all the years to come an expenditure of thousands and thousands of dollars must be made, first, to install the necessary improvements, and then for their maintenance. It means the loss of land values through lack of the developer's appreciation of the space values, lot values and the wonderful values of harmony and art.

"Jiggs says things look pretty black in his business," "How's that?" "He manufactures shoe polish."—Buffalo Express.

Bridge is a popular indoor game in India among both the Europeans and the natives.

To Dry Paint.

A writer in the Australian Painter and Decorator gives the following useful information on how to make paint dry in certain special cases: "On damp or green wood, used for inside fittings or in circumstances where paint ordinarily would not dry at all, or would dry only very slowly, drying may be made certain by the addition of a small quantity of lime. To half a pot of paint add a teaspoonful of lime. Take the dry lime and work it well into a small quantity of the paint with a putty knife. Then add this to the paint. The paint will dry hard in a short time. The result obtained is much the same as that which follows the application of a coat of paint over a surface which has been previously limed. It is generally thought that when paint dries on a surface previously limed it is because the lime has killed the grease. Evidently this is only half the explanation, because it is clear that the lime on the surface, mixing with the paint, has an effect similar to that following the use of a powerful drier."

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Kennedy Bros., Inc.

1334 H Street N.W.

STUDY BUILDINGS ERECTED DURING GEORGIAN PERIOD

Local Architects Make Survey of Structures Erected in This Locality Between 1750 and 1820—Prepare Detail Drawings.

A survey of the best examples of Georgian architecture to be found in the District of Columbia recently was made by Harry Francis Cunningham, Joseph Arthur Younger and J. Wilmer Smith, architects, of this city. Measurements were made of the interesting architectural features of about twenty buildings erected in this locality between the years of 1750 and 1820, and detail drawings later were prepared.

One of the most prominent of the buildings included in the survey is the courthouse, which was designed by George Hadfield in 1820. This is considered one of the very best examples of Georgian architecture in Washington. The portico and end pavilions are of especial interest to architects.

The front elevation, a doorway and a corner of a house at 2447 M street northwest also were measured. A doorway at 1338 New York avenue was measured. The Stephen Decatur house, St. John's Episcopal Church, at 16th and H streets, northeast, and the "Brentwood," designed by Hadfield, "Brentwood," designed by Benjamin Latrobe in 1818, and the mausoleum of the Van Ness family also were surveyed and drawings of the

most interesting architectural features found in them were prepared. Drawings of the mantel at 624 Pennsylvania avenue were made. The Sevier house; Highlands, the mansion of the House family; the Mason homestead on Anacostia Island; the home of Abraham Young and houses on P street and Dumbaron avenue, in Georgetown, also were included in the survey. The estate lodge of the capital, which now stands at the corner of 17th and B streets northwest, is another interesting example of Georgian architecture which was measured. It was designed by Charles Bulfinch. The architects who made the survey are of the opinion the Mason homestead on Anacostia Island was designed by George Hadfield early in the nineteenth century. The identity of the architect of this home is not definitely known, it is stated.

Home Faces Plaza.

Henry E. Perkins has purchased through the office of J. Leo Kolb an eight-room residence at 417 24 street northeast, fronting on the Union station plaza. The consideration was \$5,000. Mr. Perkins lived for a number of years at 123 E street northeast, which has been acquired by the government in connection with the park development.

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16th Street Between C and D Sts. S. E.

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This Is One of the Very Best Offers Ever Made to

Home Buyers

Six rooms and tiled bath. Front porch full width of house. Handsomely decorated. Dining room dome.

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And Ready to Occupy

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\$12.00	\$1,898.02	\$3,351.71	\$5,292.11	\$7,990.45	\$11,384.35
\$16.00	\$2,530.69	\$4,468.36	\$7,062.82	\$10,533.94	\$15,179.14
\$20.00	\$3,163.36	\$5,566.19	\$8,887.09	\$13,069.16	\$18,625.32
\$25.00	\$3,954.20	\$6,982.73	\$11,035.65	\$16,459.28	\$23,317.40

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